



## Island County Planning and Community Development

Jonathan Lange, AICP, CFM  
Director

1 NE 7<sup>th</sup> St., Coupeville, WA 98239

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### Notice of Application - Optional DNS Process

**Date of issuance:** 08/16/2024

Island County has received a permit application for the following project.

**Date of notice of application** 08/22/2024 **Comment due date:** 09/18/2024

**Staff Contact:** Cambria Edwards **email:** [c.edwards@islandcountywa.gov](mailto:c.edwards@islandcountywa.gov) **phone:** 360-678-7938

**File Number:** 260/24 Type II **Applicant:** Heidi Daly

**Location:** R32936-082-4250

**Proposal** – Clearing of approximately 2 acres to establish building sites for single-family residence, garage and septic.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

**Public, Agency, and Tribal Comments:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **September 18, 2024**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

#### SEPA Checklist-Applicant Proposes:

-Replanting native trees and vegetation after home is built, clearing only where is needed for development of SFR, and covering/protection where needed during construction

- Use of local sustainable resources when possible
- Home built on 24" grids for reduced use of lumber, durable low maintenance material to reduce replacement of material.
- Tree/lumber will be used on site when possible.
- Minimize impervious surfaces
- Prevent soil erosion during construction by using Best Management Practices

**Required Permits: CGP Type-II, Class 4 Forest Practice Permit**

**Required Studies:** *SEPA Checklist (submitted), Erosion & Sedimentation Plan (Submitted)*



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### Notice of Application - Optional DNS Process

**Date of issuance:** 08/19/2024

Island County has received a permit application for the following project.

**Date of notice of application** 08/26/2024 **Comment due date:** September 18, 2024

**Staff Contact:** Lizzie Longo **email:** [e.longo@islandcountywa.gov](mailto:e.longo@islandcountywa.gov) **phone:** 360-678-7993

**File Number:** 264/24 SHE-II **Applicant:** Patricia Robinson

**Location:** S7700-00-00004-0

**Proposal** – To repair an approximately 60 linear foot existing rock revetment bulkhead by restacking fallen rock as near as possible to prior location in approximately three locations of damage. Access will be obtained from a vacant parcel owned by Island County Public Works – Parks (IC parks) which is located approximately 185 feet to the southwest of the subject parcel.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

**Public, Agency, and Tribal Comments:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **September 18, 2024**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal.

To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

**Biological Site Assessment:**

- Work is to be conducted between April 1-July 31. If work must occur outside of this window, a WDFW trained biologist may conduct a forage fish survey at the job site, if eggs are not present, work must begin within 72 hours of the survey.
- Repair activities occur in accordance with WAC 220-660-330.
- Planting native vegetation, especially trees, on a shoreline will reduce erosion rates.
- Leaving the shoreline in as natural a state as possible
- Contact Island County's Shore Friendly Program to learn more about managing the shoreline property.
- Using WDFW's Your Marine Waterfront as a resource for managing shoreline property.

**HPA 2019 Permit:**

- Establish a staging area (used for activities such as equipment storage, vehicle storage, fueling, servicing, and hazardous material storage) in a location and manner that will prevent contaminants like petroleum products, hydraulic fluid, fresh concrete, sediments, sediment-laden water, chemicals, or any other toxic or harmful materials from entering the waters of the state including debris or material from construction.
- Retain all-natural habitat features on the beach larger than twelve inches in diameter including trees, stumps, logs, and large rocks.
- Check equipment daily for leaks and complete any required repairs before using the equipment in or near the water.
- Do not conduct project repairs when the work area is inundated by tidal waters
- Do not use native beach bed material for project construction or fills
- Keep the use of equipment on the beach to a minimum, confined to a single access point, and limited to a 25-foot work corridor waterward of the base rocks. Construction material must not contact the beach outside this work corridor

**Required Permits: SHE-II, HPA**

**Required Studies: BSA**



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### Notice of Application - Optional DNS Process

**Date of issuance:** August 27, 2024

Island County has received a permit application for the following project.

**Date of notice of application: September 4, 2024**

**Comment due date: September 18, 2024**

**Staff Contact:** Yumi Shridhar      **email:** [y.shridhar@islandcountywa.gov](mailto:y.shridhar@islandcountywa.gov)      **phone:** (360) 678-7817

**File Number:** 266/24 SHE-II      **Applicant:** Richard Murray

**Location:** S7485-00-00132-0; Oak Harbor, Whidbey Island

**Proposal** – Remove and replace existing slab between house and bulkhead. Site is in or near: Shoreline jurisdiction, feeder bluff, flood hazard area, critical drainage area, vicinity of cultural resources, Mariner's Cove RAID.

Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. The determination is based on the following findings and conclusions:

- The Biological Site Assessment & Flood Habitat Assessment conducted by Polymer Land Consultants, LLC, determined that the redevelopment of this site is not likely to adversely affect any critical area functions or any listed species

Island County regulations under ICC 17.02B (Critical Areas), Title XI (Land Development Standards) & other applicable regulations are used to review and condition development to protect critical areas affected by this proposal. The proposal may include mitigation & the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

**Public, Agency, and Tribal Comments:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Public comments must be received by 4:30 pm on **September 18, 2024**; mail to Island County Planning Department 1 NE 7<sup>th</sup> St., Coupeville, WA 98239; deliver to 1 NE 6<sup>th</sup> St, Coupeville, WA 98239; or 121 N. East Camano Drive, Camano Island; or Fax (360) 679-7306. This may be the only opportunity to comment on the environmental impacts of the proposal. To request notice of hearings, to receive a copy of the decision, or for information on appeals, contact us at the above address.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

- Limit or remove all unnecessary hardened surfaces. As much as is possible and feasible, alternative, and low impact surfaces such as geo-grids, permeable pavement and similar construction materials should be utilized for driveways, walkways, etc.
- Re-establishment of the site should utilize vegetation native to Puget Sound and Island County,
- Continued and on-going maintenance of all/all utilities including the on-site septic system, storm-water infrastructure, and dwelling, as necessary.
- Limit use of pesticide and herbicides as much as is reasonable and feasible.
- All outdoor lighting should be directed away from the any critical area.
- Copper plumbing and other ornamental fixtures should be removed

**Required Permits: Shoreline Exemption.**

**Required Studies: *Biological Site Assessment & Flood Habitat Assessment; SEPA Checklist.***